

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

Kerr & Co



Westville Road, London W12

A re imagined and highly stylish Victorian terraced house with accommodation over four floors. This stunning family home has been redesigned by the current owners to allow maximum living space whilst retaining the same external footprint.

The ground floor provides the dual aspect reception room with high ceilings and an abundance of natural light, this in turn leads through to the internal courtyard garden and the kitchen / dining room. On the first floor is the principal bedroom (with en suite shower room and a dressing room), a utility area and access to a secluded and peaceful roof terrace. The upper floors provide four additional bedrooms (one with en suite shower room) and a family bathroom. Westville Road is ideally located off the Askew Road with its boutique shops and café's. Ravenscourt Park is a short walk away and local transport connections are within easy reach. The house is also well placed for numerous outstanding local schools.

Asking Price: £1,495,000 Freehold

020 8743 1166
sales@kerrandco.com

020 8743 4332
lettings@kerrandco.com
www.kerrandco.com





Westville Road, London W12 9BD

Re interpretation of modern family living by maximising the living space available whilst not detracting from the outside space.

Dual aspect reception rooms with large sash windows and original fireplaces.

Spacious kitchen / dining room with bi fold doors on to the courtyard patio.

Principal bedroom with en suite shower room and dressing room.

First floor secluded and private roof terrace.

Four additional bedrooms.

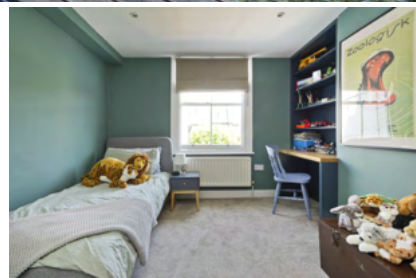
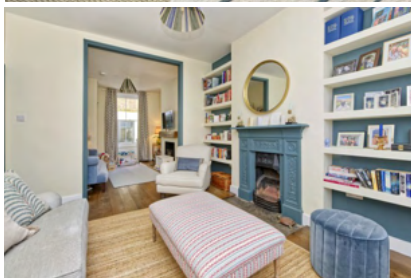
Generously proportioned family bathroom.

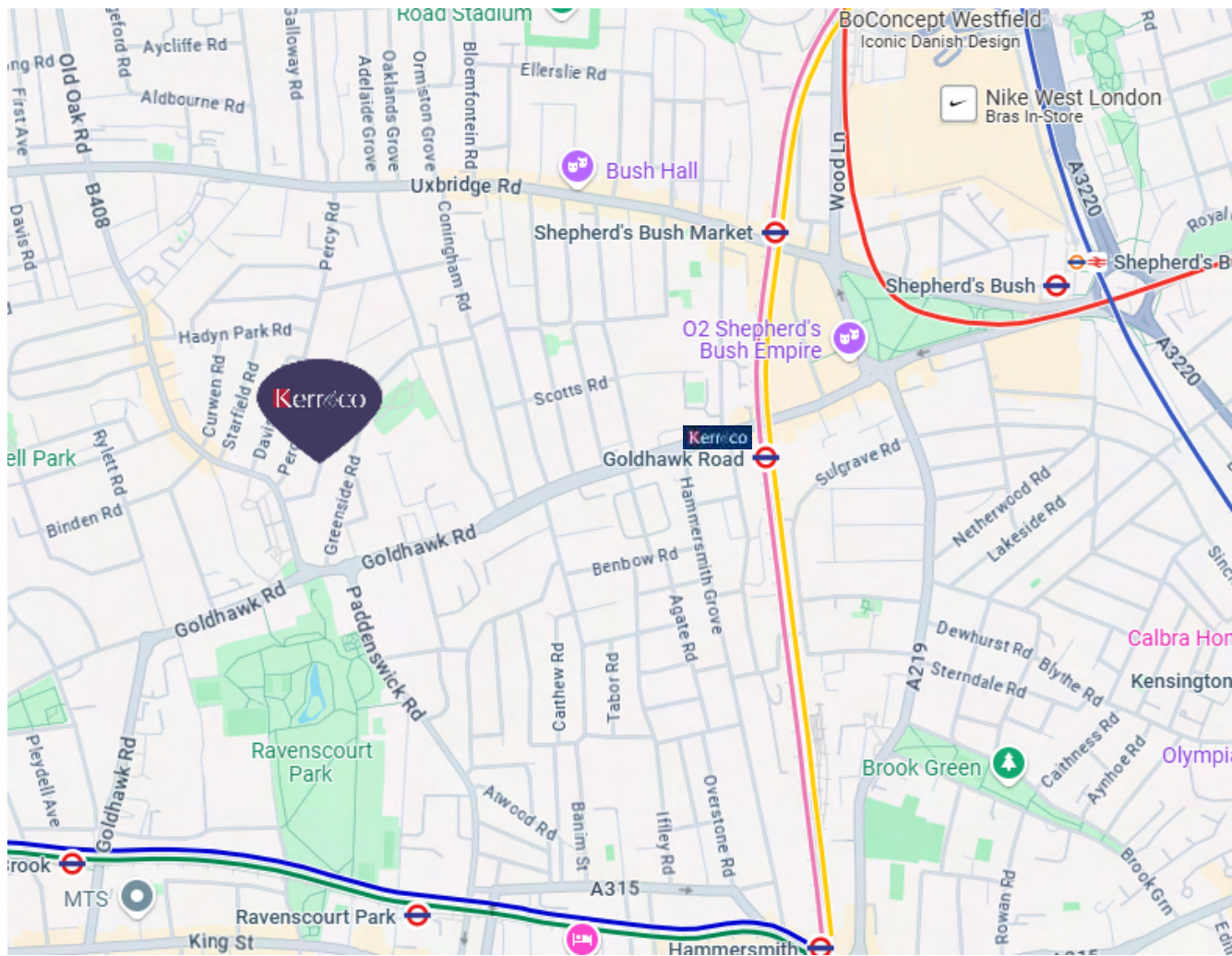
Additional shower room.

Ground floor cloak room.

Conveniently located close to the northern entrance to Ravenscourt Park







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Local Authority:

London Borough of Hammersmith & Fulham

Council Tax:

Band F (£2,003.10 for current financial year 24/25)

Parking:

Eligible for a L.B.H.F. residents parking permit

Accessibility:

Steps to front doors and internal stairs

Connected services / utilities:

Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).

Heating:

Gas central heating via radiators

Flood risk:

Copy available on request

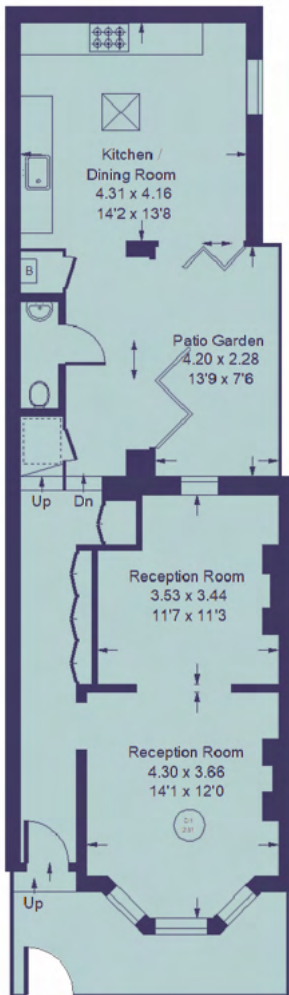
Westville Road, London W12 9BD
 Re imagined Victorian terraced house
 Approximate gross internal floor area: **2,075 Sq. Ft. (192.8 Sq. M.)**
 Asking Price: **£1,495,000**
 Tenure: **Freehold**

Westville Road, W12

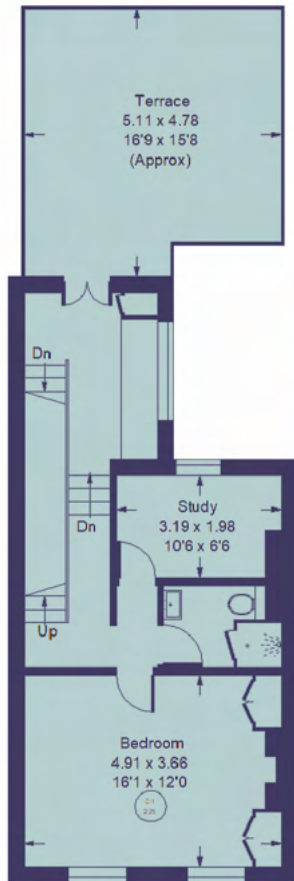


Approx. Gross Internal Area = 184.7 sq m / 1988 sq ft
 Eaves Storage = 8.1 sq m / 87 sq ft
 Total = 192.8 sq m / 2075 sq ft

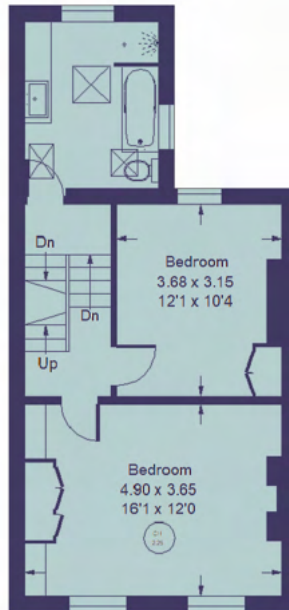
= Reduced headroom
 below 1.5 m / 5'0"



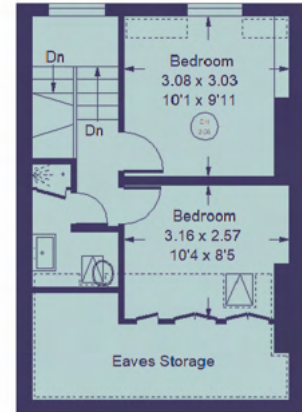
Ground Floor



First Floor



Second Floor



Third Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
 Plan is for illustration purposes only, not to be used for valuations.

Kerr&co

77 Goldhawk Road
 Shepherd's Bush
 London W12 8EH
sales@kerrandco.com
 020 8743 1166
www.kerrandco.com

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.